

**1 Purpose of Report**

- 1.1 To inform Members of progress made with the North Northamptonshire Development Committee Supplementary Planning Document (NNDCSPD)

**2 Executive Summary**

- 2.1 Andrew Longley of the Joint Planning Unit (JPU) will present on the current position of the NNDCSPD and will guide Councillors on calculating Developer contributions throughout NNDC

**3 Appendices**

- 3.1 Appendix 1 – The North Northamptonshire Approach to Development Contributions

**4. Proposed Action:**

- 4.1 Members are invited to RESOLVE to note the report**

**5 Background**

- 5.1 The Joint Planning Unit (JPU) is preparing a draft Supplementary Planning Document (SPD) on Development Contributions. This is on behalf of the partner local planning authorities, who will decide whether to adopt the SPD and will remain responsible for negotiating and collecting developer contributions.
- 5.2 The SPD will take forward Policy 6 of the Core Spatial Strategy which sets how development will contribute towards the infrastructure, services and facilities needed to provide balanced, more self-sufficient communities. It will not impact on planning obligations already secured on developments unless these are to be renegotiated.

**6 Discussion**

The purpose of the SPD will be to:

- 6.1 Provide a more consistent and certain approach that will enable developers to factor in infrastructure costs when purchasing land and will give a firmer basis for forward funding of infrastructure.
- 6.2 Maximize the contributions that developments make to meeting identified infrastructure needs without prejudicing other policy aims.
- 6.3 Make best use of development contributions, ensuring that they are targeted at identified infrastructure priorities and marry up with and maximize the potential of other sources of funding.

- 6.4 Provide a process that is as simple and cost effective as possible and is transparent in ensuring development contributions are used to deliver infrastructure where and when it is required.
- 6.5 The draft SPD has been subject to extensive discussions between officers of the JPU and Councils and the Joint Committee has been kept informed on progress. It is not yet a public document but the text provided at [Appendix 1](#) and the presentation to be made by the JPU Planning Manager will outline the emerging approach. Initial views are sought from Members so that they can be taken into account in finalising the draft SPD. The formal process is being coordinated through the Joint Committee, which will agree a document for consultation (including formal consultation with the Councils) and consider responses before recommending a final SPD for adoption by each of the Councils by the end of the year.
- 6.6 Wellingborough Council adopted a Planning Contributions Guide in December 2009 to provide interim guidance pending the preparation of a North Northamptonshire SPD. The requirements of this, together with evidence presented in the County Council's Planning Obligations Framework and infrastructure requirements identified by other stakeholders will be incorporated into the Developer Contributions SPD to provide a consolidated source of guidance.
- 6.7 The last Government made legislation and regulations to enable local planning authorities to introduce a Community Infrastructure Levy (CIL), which would be a tariff on developments to help pay for the infrastructure required to support the development of the area. The immediate impact is that the CIL regulations put into law a requirement that planning obligations (S106 agreements) should only be required where:
1. necessary to make the development acceptable in planning terms;
  2. directly related to the development; and
  3. fairly and reasonably related in scale and kind to the development.
- 6.8 The SPD will provide an evidence base on the infrastructure requirements and costs resulting from developments but it will remain for the planning authorities to identify what a development should contribute towards, having regard to the three tests and prioritising where necessary.
- 6.9 The prospects for CIL are uncertain. The Conservative Planning Green Paper (Feb 2010) stated that they would retain planning obligations for site specific remediation, scrap CIL and introduce a single tariff applicable to all development, but graded depending on the size of the development. Further announcements are awaited. The Developer Contributions SPD is likely to be an interim measure if the planning authorities decide to pursue a CIL or whatever alternative is introduced. The evidence base on infrastructure requirements assembled for the SPD will be valuable in any future work on tariffs.

## **7 Legal Powers**

- 7.1 Town and Country Planning Act 1990  
7.2 Local Government Act 1972

## 8 Financial and Value For Money Implications

8.1 Nil

## 9 Risk Analysis

Nature of risk	Consequences if realised	Likelihood of occurrence	Control measures
Lack of consistent approach across North Northamptonshire	Loss of Development	Low	Adoption of a consistent approach as suggested by JPU

## 10 Implications of Resources

10.1 Officer time to Developer Procure, resulting work would mean developer contributions will provide for some projects BCW would like to see within the Borough.

## 11 Implications for Stronger and Safer Communities

11.1 One of the primary objectives of the NNDCSPD is to achieve and demonstrate community cohesion, and community safety using the contribution that will result from this Policy Document.

## 12 Implications for Stronger and Safer Communities

12.1 The process will develop an Equalities impact assessment which evaluates the impact of proposals on different groups in Wellingborough.

## 13 Author and Contact Officer

Andrew Longley – Planning Manager NNJPU

## 14 Consultees

Corporate Director – James Wilson

Head of Built Environment – Steven Wood

Planning Policy Manager – Mike Haybyrne

## 15 Background Papers

Nil



# APPENDIX 1

## The North Northamptonshire Approach to Development Contributions

### 1 General Approach

- 1.1 CSS Policy 6 sets out how developments in North Northamptonshire will provide or contribute towards the infrastructure, services and facilities needed to provide balanced, more self-sufficient communities and to secure a modal shift away from car use. This will include the provision, on or close to a site, of infrastructure required to mitigate direct impacts of a development. It also includes the use of standard charges to fund infrastructure required as a result of the cumulative impacts of development across a wider area.
- 1.2 Where provision is to be made on-site the Local Planning Authority (LPA) will expect the developer to provide the land and construct the element or provision to the satisfaction of the Council. Alternatively the developer may make a financial contribution to the Council so that it may arrange for the construction and development of the infrastructure. All reasonable requirements for land directly relating to the provision of infrastructure should be provided, fit for purpose and free of any encumbrances.
- 1.3 The local infrastructure requirements that are specific to each local authority include aspects covered in the relevant community strategy and the vision within these as well as any local development documents and other council policies.
- 1.4 The County Council has also put forward its draft approach to developer contributions, for services where they have a responsibility. The provisions of the document 'Creating Sustainable Communities – A Planning Obligations Framework and Guidance (Jan 2010)' have as far as possible, been included in this document.
- 1.5 Infrastructure providers have identified the costs directly related to development and the increase in population (rather than resolving existing deficiencies). These costs, and links to the evidence base, will be set out in the Development Contributions SPD as a starting point for negotiations. Where an otherwise acceptable development cannot afford all of the costs of identified infrastructure requirements there may be a need to negotiate around funding sources and priorities. If the impacts of a development cannot be mitigated then refusal of an application may be warranted.
- 1.6 During pre-application discussion with the LPA, consideration should be given to the ability of services and infrastructure to be co-located, this will include

discussion with the service providers, via the LPA. Some examples of co-locations possibilities are:

- library and discovery centre,
- healthy living centre – health, culture and sport,
- community sports hubs,
- civic cluster,
- community hub on school site.

There is a desire by many of the service providers to be in a suitable co-located facility and this should be considered at an early stage by all those involved.

- 1.7 In considering a planning application, the planning authority will decide what infrastructure, local and North Northamptonshire wide, is relevant to that particular proposal in line with the three legal tests (see box 1) and the LPA policy framework. The amounts for that development will then be calculated using the number of each type of unit being proposed. This will result in a sub-total for each infrastructure category.

**Box 1: The Three Legal Tests**

All of the tests must be met for a planning obligation to be taken into account, the tests being:

1. necessary to make the development acceptable in planning terms;
2. directly related to the development; and
3. fairly and reasonably related in scale and kind to the development.

- 1.8 For ease of use, a schedule of standard charges will be set out for each of the four districts. The standard charges have been calculated using formulas derived from the information within the supporting evidence base. To ensure that standard charges reflect the most up-to-date evidence from infrastructure providers, updated schedules will be maintained on the JPU website [www.nnjpu.org.uk](http://www.nnjpu.org.uk) (or available on request).

***Site Specific Infrastructure***

- 1.9 In order for sites to be brought forward, all developments will have to provide and include a range of site related infrastructure that will be required as part of the development, either on site or within its immediate vicinity. The provision of adequate site specific infrastructure is essential to enabling planning permission to be granted and is therefore a priority. This will be in addition to wider contributions required through the formulas set out later in this document. The site specific requirements will vary depending on the type, scale and location of development and some will be delivered through the s106. This could include but is not limited to:

- On site local open space

- Landscaping
  - Site specific community facilities
  - Provision of Fire hydrants
  - Protection/ mitigation of biodiversity
  - Footway/cycleway provision
  - Sustainable drainage systems
  - Access to the site and internal road layout
  - CCTV
- 1.10 Connection to utilities such as water, drainage and communications infrastructure are a development cost to be agreed between the developer and utility company and are outside the scope of planning obligations.
- 1.11 Contributions to local infrastructure facilities and services have traditionally been negotiated for individual sites and for each specific need arising from development. This will continue to be the case for infrastructure that is specific to a particular site, for instance works to access the site or for localised junction improvements.
- 1.12 Contributions will not normally be applied to revenue or maintenance costs. These should be covered through mainstream public funding, which is an ongoing issue for the public sector service providers and the Government. The main exceptions to this will be revenue funding required for:
- establishment of new or expanded public transport services;
  - commuted sums sought on a site by site basis for the maintenance of any open space provided on site as part of the development; and
  - CCTV maintenance contributions which are generally sought for a period of 10 years.

### ***Cumulative impacts***

- 1.13 CSS Policy 6 envisaged separate standard charges, to be applied to residential development, for local and for strategic infrastructure. **This SPD develops this approach to pooling contributions but, rather than giving a headline charge per dwelling, provides details of standard charges for various categories of infrastructure that will be applied where relevant and necessary within different local authority areas. This ensures that the current legal tests are met, in particular the requirements that a planning obligation must be directly related to a proposed development and necessary to make it acceptable in planning terms.**
- 1.14 A discount may be warranted where a development makes direct provision of infrastructure that serves needs over and above those arising from the development, for example a school that provides capacity above that needed by the development itself. Where this infrastructure is to be provided directly by the developer, it may be appropriate to off-set a proportion of its cost (related to the wider public benefit) against the relevant standard charge.

## ***Developments to which Standard Charges will apply***

### Residential development

- 1.15 Standard charges will apply to **all** residential developments including single unit developments that do not individually create the need for major new infrastructure or discrete facilities but will have a cumulative impact on infrastructure, where it can meet the tests. A standard template for s106 agreements will be included within the final document.
- 1.16 Standard charges will be applied on a sliding scale to reflect the size of dwellings (and their likely occupancy). This will be applied equally to green-field and brown-field (previously developed) sites and to affordable housing and special needs housing as well as open market housing. There will be some exclusions e.g. leisure contributions or play space for sheltered housing schemes.
- 1.17 Early pre-application advice should be sought from the local authority to ensure the right contributions are considered by an applicant.

### Non-Residential Developments

- 1.18 All other developments must provide site specific infrastructure required to mitigate their impacts, in addition for developments over 1000m<sup>2</sup> or 1 hectare they may also be expected to contribute towards meeting wider infrastructure needs, based on their cumulative impacts. For contributions towards implementing town centre transport strategies, it has been possible to arrive at a cost based on increased trips generated by a development. Other contributions from non-residential development will be negotiated on a site by site basis, and will focus on a range of infrastructure requirements including:
- Transport including, for B8 developments, provision of HGV overnight parking facilities
  - Green Infrastructure
  - Economic development (including town centre regeneration, public realm improvements, industrial area improvements and skills development initiatives)
  - Fire services

### Other Developments

- 1.19 Promoters of developments that impact on the highway network will have to speak to the Highways Authority via the Local Planning Authority to ensure that contributions can be calculated using the 'Pooled Developer Contribution' tariff or where site specific transport assessments will apply.

- 1.20 Other contributions will be decided on an individual basis depending on the type and location of the proposed development, in this case early pre-application discussions with the LPA will be necessary.

### ***Schedules of Standard Charges***

- 1.21 A list of the different infrastructure requirements for each of the four districts will be set out in the SPD. Formulas will be used for each infrastructure category, this will ensure that when the evidence base is updated the revised figures can be used within the formula, rather than updating the main document. The specific infrastructure required by each local authority will be set out first followed by North Northamptonshire wide categories. Links will be made to the evidence base where the figures have been used and the projects for the contributions identified.
- 1.22 The infrastructure categories will identify the relevant 'Charging Area' for each project. This is the geographic area within which development will contribute cumulatively to the need for the identified infrastructure investment. For most infrastructure categories or projects the appropriate 'charging area' is the district as this is the scale at which cumulative impacts of development can best be addressed.
- 1.23 The Local Authorities, through the Joint Planning Unit, will from time to time, revise the Development Contributions SPD to reflect changes in policy and priorities. Minor changes will not be consulted on – i.e. where the evidence base is updated and the total of the contributions does not significantly change. Major changes will be made through full revisions of the guide, and are will be consulted on.

## **Local and North Northamptonshire wide Infrastructure evidence**

### **2 Local Infrastructure**

- 2.1 This is the information that has been provided by the local authorities as their aspects of infrastructure that is needed to meet the growth needs in line with the local development plans and the community strategies.
- 2.2 **Wellingborough** have provided information, in accordance with their Planning Contributions Guide relating to:  
**Offsite open space contributions and maintenance**  
**Allotments**  
**Community Facilities**  
**Waste collection and recycling**  
**Environmental Improvements and Public Art**  
**Car parking in the town centre**

- 2.3 The other local authorities will have their specific evidenced local infrastructure.

### **3 Strategic Infrastructure**

#### **3.1 Highways - NCC**

- 3.1.1 For the major Growth Towns in North Northamptonshire (Corby, Kettering and Wellingborough) a methodology for collecting developer contributions towards transportation initiatives known as the 'Pooled Developer Contribution' (PDC) approach has been developed by Northamptonshire County Council (NCC) in consultation with North Northamptonshire Joint Planning Unit (NNJPU) to facilitate planned growth and windfall developments defined in the North Northamptonshire Core Spatial Strategy (CSS).
- 3.1.2 The approach spreads the costs of implementing transportation works and initiatives in a fair and equitable manner over the quantum of planned growth and windfall development identified in the CSS within each Borough. NCC's traffic modelling has identified significant junction and link stresses that have to be addressed to ensure that the planned growth can be accommodated on the highway network. In addition to highway improvements identified, the list of schemes required to facilitate growth also includes improvements to public transport services and infrastructure, demand management, and pedestrian and cycling improvements, considered necessary to deliver modal shift targets and create sustainable developments. The scheme list is fairly divided over the total quantum of development, in keeping with the scale and kind of development. Site specific measures required to access and integrate the development into the existing transportation network are additional to the contribution sum.
- 3.1.3 The local authorities will have a note that explains the methodology and the list of schemes that will be contributed towards.

#### **3.2 Highways – Trunk Roads – Highways Agency**

- 3.2.1 It is well established in existing highways and planning policy that development which impacts on the Strategic Road Network (SRN) should contribute in a fair and equitable way to any improvements which may be required in order to maintain the safe and efficient operation of that network
- 3.2.2 The Highways Agency has recently completed a study of the A45(T) Northern Section, which forms part of the Strategic Road Network in North Northamptonshire. The study has utilised the North Northamptonshire Transport Model and has sought to define the improvements which would be required in the short, medium and long term in order to satisfactorily accommodate the forecast level of growth in this area. The findings of this study have confirmed that, in order to

accommodate the forecast development, there will be a requirement for a number of highways improvements to this corridor.

- 3.2.3 The Highways Agency is also currently engaged in an ongoing assessment of the capacity of the A14 in Northamptonshire, to determine the likely impact of forecast growth on the overall operation of this corridor and to identify any capacity issues or constraints to development. Whilst some highways improvements are already scheduled to be implemented on the A14 during the period to 2021, it is recognised that further improvements are likely to be required.
- 3.2.4 In this context, the Highways Agency is currently devising a formula which would enable developer contributions from individual developments to be pooled and subsequently used in the most appropriate and effective manner to deliver requisite highways improvements to the SRN and thereby facilitate strategic growth around the A45 and A14 corridors as a whole.
- 3.2.5 It will reflect the cost of the mitigation package and take account of any existing sources of committed funding (both public and private sector) to meet this cost. The contributions required from specific developments will reflect the type/scale of development intended, comparison trip rates variables and on actual proximity to the SRN.

### **3.3 Green Infrastructure**

- 3.3.1 It is expected that development will contribute towards a range of GI aspects covering sustainable movement network for people, a sustainable movement network for biodiversity, accessible green spaces, green spaces for biodiversity and other cross cutting environmental and heritage assets.
- 3.3.2 The importance of delivering GI as part of a sustainable community is supported by wider benefits to health and well-being, flood and water management, soil and soil management, air and air quality, climate change and meeting the carbon challenge. These will all benefit from contributions towards GI.
- 3.3.3 The Green Infrastructure Investment Plan (GI IP) (Winter 2009/10) highlights that the essential infrastructure to support growth focuses on:
- New and improved green spaces of all sizes to fill future gaps in the 'Access to Natural Green Space' targets – aligned to development and the GI corridors
  - New habitat creation and linkage to ensure that development brings both a new gain in biodiversity, and improves the robustness of our natural and semi-natural habitats in the face of urban growth, related population pressures and climate change
  - New and improved rights of way, cycle way networks and use of river and railway line networks to support modal shift, improve access to the countryside and between settlements and to trigger a step change in general level of exercise in the population.

3.3.4 The Green Infrastructure Investment Plan is under-pinned by the detailed work encompassed by the Northamptonshire Environmental Character and Green Infrastructure Suite. The Plan was drawn up by the River Nene Regional Park after consultation with representatives of all four councils in North Northamptonshire, and the County Council; as well as representatives from the Environment Agency, Natural England, Forestry Commission, the Wildlife Trust, Rockingham Forest Trust and other local stakeholders.

3.3.5 The current list of live and planned projects are:

Live	Planned
East Northamptonshire Greenway (Higham Ferrers and Rushden) – providing options for cycling and walking.	East Northamptonshire Greenway (Irthlingborough) – providing options for cycling and walking between towns.
RevitalISE – biodiversity programme and improved water quality	Kettering Green Wheel – cycling and walking options to integrate new development
Breathing Spaces Area 11 – Summer Leys – habitat management and linkages	Breathing Spaces Area 11 – Summer Leys – improved routes to new development
Ancient Woodland Linkage - Geddington Chase – habitat linkage and woodland creation	Barnwell Country Park extension to meet standards
Ancient woodland linkage – Kings Cliffe and Brigstock – habitat linkage and woodland creation	Sywell Country Park improved walking and cycling offers and facility improvements
The Nene Valley – Management advice to land owners and land acquisition	Top Lodge and Fineshade Woods – Wild play area
Ise Valley – Management advice to land owners and land acquisition	Kings Cliffe Local Nature Reserve along railway line link to new sports facility
	Rothwell Manor Park – pond and wetland restoration
	Parsons Spinney

3.3.6 Also progressing is the Carbon Sink Forest. This ‘Big Idea’ has been discussed at the September workshop and at the small towns and rural workshops, with great support for the proposal. The benefits would include biodiversity and landscape character gains, assisting in delivering aspects of the GI investment plan, will improve noise issues and air quality in some locations. It will also add to the sense of place of North Northamptonshire being the historic Rockingham Forest, and will be an exemplar project for tackling climate change locally. This project will progress with a working group to meet before the end of March.

3.3.7 In conjunction with the live and planned projects there are various proposed and concept projects under the various different heading of ‘Sustainable movement network for people’, ‘Movement network for biodiversity’, ‘Accessible Natural Greenspaces’ and ‘Greenspaces for Biodiversity’.

### 3.4 Utilities

### **3.5 Flood Risk Management**

- 3.5.1 For North Northants a methodology for collecting developer contributions towards drainage and flood risk management works and initiatives known as the 'Pooled Developer Contribution' (PDC) approach has been developed by the Environment Agency and relevant LPA's in consultation with North Northamptonshire Joint Planning Unit (NNJPU).
- 3.5.2 The aim is to facilitate planned growth and windfall developments defined in the North Northamptonshire Core Spatial Strategy (CSS) in a suitable manner by providing strategic infrastructure at on-site or off-site locations. There is also a need to ensure suitable maintenance and operation of Sustainable Drainage Systems (SUDS) in the long term across North Northamptonshire.
- 3.5.3 The approach spreads the costs of implementing growth related flood risk management works, and their upkeep, in a fair and equitable manner. This accounts for the quantum of planned growth and windfall development in the CSS within each Borough. The North Northants Water Cycle Strategy (NNWCS) has identified drainage and flood risk management works which will help future development and its infrastructure be more resilient to climate change and the extreme weather that is forecast to become more frequent. Strategic drainage infrastructure will also benefit from economies of cost and operation, especially for previously developed sites which have less on-site options.
- 3.5.4 In addition to infrastructure capacity identified, the list of schemes required to facilitate growth also includes adding capacity to drainage systems, the use of SUDS in place of hard engineered systems, operation controls, maintenance facilities including the option of a SUDS Trust, demand management, and diverting existing surface water from combined sewers to separate systems to free up capacity in existing systems necessary for new development. Site specific measures required to drain or protect from flooding are additional to the contribution sum.
- 3.5.5 The contribution is based on the number of residential units but can also be calculated for other uses based on site area. This can be factored up or down depending on the impermeable area of on-site infiltration or SUDS. The contribution figure can change over time as development quantum's differ, impermeable areas change, and scheme costs are updated. To calculate the PDC figure for all developments in the Boroughs of Corby and Kettering and for further information on the PDC approach, please refer to the following documents:
- North Northants Detailed Water Cycle Strategy (2009)
  - North Northants Flood Risk Management Study (2007)
  - Corby Water Cycle Strategy (2007, with 2010 update)

- Kettering Town Centre Strategic Flood Risk Assessment (2010)

- 3.5.6 Further work will be carried out in Kettering, Wellingborough and East Northamptonshire to assess the strategic schemes that are required and for updated strategic flood risk assessments or Surface Water Management Plans to take place. This will result in a contribution figure for Wellingborough, East Northamptonshire and Kettering (a separate figure will be used for the Town Centre and Slade Brook) based on evidence. An update to the Corby Water Cycle Strategy is expected to refine the contribution for Corby.
- 3.5.7 Potential reductions to the contribution may apply to sites where strategic provision is made on site in accordance with an appropriate water cycle strategy and flood risk assessment. Other discounts may also be considered where a developer undertakes work required in the scheme list or undertakes agreed comparable work. All development in North Northants will need to make provision for long term maintenance and operation. This will be charged on the basis of number of residential units and total impermeable area for non-residential uses.
- 3.5.8 Further work will be incorporated if the Flooding and Water Bill is successfully passed. This is expected to add further clarity on responsibilities for Drainage and Flood risk management and will likely result in further evidence for contributions to be sought for both provision and management of flooding and drainage infrastructure.

### **3.6 Waste Management (NCC) – household waste and recycling centres**

- 3.6.1 Improvements and additions to existing Household Waste Recycling Centres (HWRCs), including replacement and extensions to existing static sites, additional sites and other building works, that may be necessary in order to accommodate additional waste from new housing development. New residential development proposals will therefore be considered individually to assess their impact on the household waste recycling facilities serving the area within which the waste would be generated.
- 3.6.2 Contributions sought will be related to the scale of the proposed development, capacity at existing facilities and the capital cost of necessary improvements to the County wastes management service infrastructure, including associated costs of acquiring land. Prospective developers should be encouraged to ensure that the occupants of new dwellings are able to minimise the amount of waste they produce. Storage space should always be provided for recyclable materials and, wherever practicable, facilities should be provided for home composting.
- 3.6.3 Northamptonshire County Council are currently undertaking a process to review the delivery of the HWRC's. Once a new delivery partner for HWRC's has been established a delivery framework will be developed to take account of growth in the planned period and develop a list of

improvements to sites/new sites required due to the increase in population from growth, once this is established contributions towards HWRC's will be requested in areas of the county where the impact from growth requires HWRC upgrades or new HWRC's to be established. The amount charged will be based on the average cost per dwelling of providing a HWRC to ensure developments only pay their direct share of the upgrade costs.

### **3.7 Education (NCC)**

3.7.1 Education planning obligations are used to provide additional school places and in some cases, new schools. The first step is to calculate the number of pupils that the proposed development is expected to generate. This is based on a standard formula derived from the Pupil Generation Survey carried out by the County Council in 2005. Then an assessment is made of the local situation, particularly with regard to the rolls and capacities of schools within the vicinity of the site. If there are sufficient surplus places to accommodate the number of pupils expected from the development, then, the county council would not normally seek a contribution. On the other hand, if there is insufficient capacity in local schools, then a contribution will be sought. The contribution is based on the latest cost multipliers advised by the Department for Children, Schools and Families (DCSF).

3.7.2 Education contributions will not be sought from

- One bedroom dwelling or flats;
- Sheltered or elderly housing;
- Student accommodation; or
- Other specialist housing where it can be demonstrated that the accommodation will not be occupied by children.

3.7.3 Bigger developments may trigger the need for new schools. In this case, the county council would seek the cost of the new school and the site free of charge, with no further contributions required. Developers may opt to build the schools themselves. This is acceptable providing that safeguards ensuring that the schools are built to the required standards are contained in the planning obligation.

3.7.4 Where there is not the possibility of providing secondary school places within a reasonable walking distance for the new development or via a safe route, an additional contribution will be required for the cost of school transport.

### **3.8 Health and Social Care**

#### **3.9 Health**

3.9.1 The effect of increasing population growth is felt by the health economy in different ways, simplistically an increase of 1,800 people will require an additional General Practitioner and an increase of 400,000 would require a new district general hospital. However population change does not happen in such neat increments and a small development of even 50 dwellings in a small market town could trigger the need for an extension to an existing

surgery. The Health Service in North Northamptonshire needs to take into account the following:

- The majority of healthcare (80%) is delivered locally by General Practitioners, Dentists, Opticians and Pharmacies supported by locality based teams of Health Visitors, District Nurses and Midwives;
- In the North of the County, Community Hospitals and Clinics allow the District General Hospital to deliver outreach services close to the largest concentrations of population;
- The District General Hospital and the main mental health care facility for the north of the county are based in Kettering; and
- All these services are linked by East Midlands Ambulance Trust.

3.9.2 NHS Northamptonshire is currently working with all 81 practices in the county to prepare a 'locality plan' of proposed services which can be undertaken in the primary care setting rather than the acute hospitals. These proposals may have a considerable effect on the number type and equipment required in a Primary Medical Centre. NHS Northamptonshire envisages that in future, new surgeries should be suitable for up to 10 general practitioners supported by diagnostics, specialist nursing teams and outreach outpatients from the local district hospital.

The capital funding required for such facilities is large and NHS Northamptonshire will be looking for contributions from development.

### **3.10 Social Care**

3.10.1 It is the preference of County Council for developers to address social care services through the design of their development through the following means:

- The level of Lifetimes Homes standards.
- The integration of assistive technology within homes and the community.
- Through the provision of social housing models of extra care and adapted accommodation with care support for people with disabilities.

3.10.2 The County Council will seek to work with developers to ensure adequate design and facilities are included in new developments that will mitigate the impact on Adult social care in the county. If it is clear that a development has not taken account of social care within its application the County Council will look to include costs for Adult Social Care provision within S106 agreement relating to that development.

#### **3.10.3 Children's Social Care**

Children's social care will be sought from new development as new development has an impact on this element of social care that is more direct and cannot be mitigated through site design and facilities. The contribution towards Children's Social care covers mainstream residential, disability residential and specialist day-care. This is calculated just on the number of children per dwelling.

### **3.11 Emergency Services**

### **3.12 Police**

3.12.1 Northamptonshire Police have adopted a population based model to address the impacts of growth on service provision. This equates the increase in population within the area to the need for growth related capacity and therefore contributions towards the capital cost of locating these facilities to best address the growth agenda.

3.12.2 The contribution includes both requirements for new neighbourhood based facilities for Safer Community Teams, the one off fit out costs of new facilities and the cost of providing custody facilities. Northamptonshire Police are willing to reduce the requirement for the custody contributions when dwellings are built to Secured by Design standards. This reduction is on the basis of less crime occurring as a result of the design of the development. This would need to be negotiated on a case by case basis where the design of development facilitates the reduction in crime.

### **3.13 Fire**

3.13.1 Northamptonshire Fire and Rescue Service (NFRS) have adopted a tariff based approach to financial contributions from developers to address the impact of growth on Service provision. The formula is based upon population growth and applies to both residential and commercial development.

3.13.2 Contributions received are designed to provide capital funding to enable the fire and rescue service to maintain its operational standards of response. Each fire station covers an average of 12,476 dwellings, therefore for each additional 12,476 dwellings an additional fire station fully equipped is required. NFRS strongly advocate the installation of fire suppression systems in all commercial buildings and in high risk residential accommodation. Where developers are prepared to install these systems, NFRS would negotiate on the tariff to reflect the reduction in community risk.

### **3.14 Culture**

3.14.1 A comprehensive mapping profile of the cultural facilities in North Northamptonshire that has identified core assets and points to gaps in provision has been completed. The opportunity exists to develop a mix of cultural assets and opportunities that play on the strengths of each town and the rural areas that surround them. The Cultural Investment Plan outlines a set of strategic needs for incorporating culture into North Northamptonshire.

3.14.2 Currently there is a deficit in almost all types of built cultural infrastructure, the exception is theatre and performance space. The greatest deficit is in gallery and exhibition spaces, in addition there is only one main stream cinema and much of the community spaces are not fit for purpose. Libraries, museum and archive provision against standards is falling with some facilities needing extensions or replacing.

3.14.3 In order to achieve the mix of cultural assets a range of standard charges have been calculated to contribute towards facilities, these are based on the Cultural Planning Toolkit, by Arts Council England (ACE) and Museums, Libraries and Archives (MLA). North Northamptonshire charges have been developed for Museums, arts venues, libraries, archives, community centres and halls.

#### **3.14.4 Libraries**

Local authorities have a statutory duty to provide a comprehensive and efficient library services to people who live, work or study in their locality. The County Council has developed a Library Strategy and Action Plan to 2021, which examines the improvements required across all library provision in the county to support the delivery of growth; this document is likely to be approved during 2010 and will provide further guidance on local needs.

#### **3.14.5 Archives**

Local authorities are required to make proper arrangements for documents and records in accordance with the Local Government Act (1972) and the Public Record Act (1958). Archives are an expanding resource with communities increasingly using them to provide information on family and local history and to develop community identity. The Archives service will be establishing a service plan to highlight the impact of growth on the service and identify where new or expanded services are required to support the growth.

#### **3.14.6 Museums**

Museums play a key role as heritage centres in North Northamptonshire; creating a strong sense of place for existing and new communities, as centres of learning, as visitor attractions and community spaces. The small scale of many of the existing museums and heritage centres means there is likely to be a deficit in provision as the population expands. Different standards will be applied, one for regional and the other for local museums.

#### **3.14.7 Arts Venues**

Art spaces may be stand alone facilities or part of educational establishments, civic complexes or local community facilities, there is clear link with these types of facilities and co-locating with other services.

Arts spaces compose of three different typologies:

Type 1 – galleries housing permanent collections and temporary exhibits

Type 2 – multi-use arts venues and theatres

Type 3 – Production, rehearsal and education space for arts

### **3.15 Sport**

3.15.1 The North Northamptonshire Strategic Sports Facilities Framework, completed January 2010, has produced a set of sports facilities priorities for the area up to 2026. The framework assesses demand, future population growth and an increase in participation for the 10 key

sports in North Northamptonshire. The links between sport and the healthy living agenda are made along with references to various national sport strategies.

3.15.2 In order to successfully provide the facilities required each facility type has been assessed to provide a recommended provision per 1,000 population, this in turn has resulted in a cost per person for each facility type based on the requirements for North Northamptonshire.

3.15.3 The sport contributions will focus on the following sport provision:

**Sports Hall**  
**Swimming Pool**  
**Synthetic Turf Pitch**  
**Indoor Bowls**  
**Indoor Tennis**

**Synthetic Athletics Track**  
**Health and Fitness**  
**Athletics Training Facility**  
**Closed Road Cycle Track**  
**Gymnastics Centre**

